

1 **FINAL**

2
3 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
4 **ARCHITECTURE REVIEW COMMITTEE MEETING**

5
6 **Thursday, October 21, 2010**

7 **6:00 p.m.**

8 **Cottonwood Heights City Council Chamber**
9 **1265 East Fort Union Boulevard, Suite 250**
10 **Cottonwood Heights, Utah**

11
12 ***ATTENDANCE***

13
14 **Committee Members:**

15
16 Neal Stowe, Chairman
17 Scott E. Chapman
18 Jonathan Oldroyd
19 Robyn Taylor
20 Niels E. Valentiner
21 Scott Peters

22 **City Staff:**

Brian Berndt, Planning Director
Morgan Brim, Associate Planner
Kory Solorio, Deputy City Recorder

23 **BUSINESS MEETING**

24
25 Chairman Neal Stowe called the meeting to order at 6:21 p.m.

26
27 **1.0 ACTION ITEMS**

28
29 **1.1 The ARC will Review and Make a Recommendation on the Old Mill IV Six-**
30 **Story Building, as Proposed by Beckstrand and Associates. The Project is**
31 **Located at 6322 South 3000 East.**

32
33 Associate Planner, Morgan Brim, distributed the architectural plans and color renderings of the
34 building to be built at 6322 South 3000 East.

35
36 Mr. Peter Brunjes from VCVO Architecture addressed the Committee on behalf of the applicants.
37 He stated that the proposed six-story office building will occupy the last parcel of the Old Mill
38 Corporate Campus. Although the building was approved as part of the project's master plan, the
39 applicants are seeking an amendment to construct a larger, slightly different building. The
40 building, as now proposed, will be 193,000 square feet, which is approximately 63,000 square feet
41 larger than originally planned.

42
43 (18:26:39) In response to a question raised, Mr. Brim clarified that the zone allows a maximum of
44 six stories, with a basement. Mr. Brunjes indicated that there will be a 30-foot wide lane between
45 the proposed building and the parking structure to allow emergency vehicle access; however, no
46 other vehicles will be permitted and the area will be used as an outdoor plaza.

1 To provide continuity, the shape and materials used for the building will be similar to the existing
2 buildings in the project. Several questions were asked regarding the ability of fire vehicles to
3 access the building. Mr. Brim reminded the Committee that the building will require Fire Marshal
4 approval before the building permit will be approved.

5
6 (18:31:46) Mr. Brim suggested the Committee consider making recommendations regarding the
7 top of the parking structure, rooftop screening, and general landscaping. Mr. Brunjes clarified that
8 cars are not permitted to park on the top of the parking garage. The roof is currently being used
9 for various purposes, such as jogging and concerts. He cautioned the Committee about
10 recommending landscaping, as there is not a lot of water access on the roof and it would not be a
11 good idea to have water running down through the garage.

12
13 Parking issues were discussed. Mr. Brim assured that Committee that there seems to be ample
14 parking. The Committee also discussed the height of the building. Since it will sit on a slope, it is
15 unlikely that the building will block any residential views. Building heights in the City were
16 discussed generally.

17
18 (18:43:13) Committee Member Valentiner expressed concern with how close the proposed
19 building will be to the parking garage and to the freeway. Steve, who also represents the
20 applicants, explained that the building is designed to be close to the parking structure to allow
21 covered access to the building from the garage. He also pointed out the ingress and egress points
22 providing proper traffic circulation in the garage. The Committee Members expressed
23 disappointment that some of the previous plans for the roof of the garage had not come to fruition.

24
25 Chairman Stowe felt that that there should be more connection between the building and the
26 parking garage. The buildings seem unrelated to one another. Steve indicated that the goal is to
27 maximize the plaza's potential as an entry way to the building, not make the building and the
28 parking garage seamless.

29
30 (19:03:10) Committee Member Taylor asked about landscaping plans. Mr. Brim offered to email
31 the plans to the Committee Members for their review and comments. Mr. Brunjes pointed out that
32 trees have already been planted near the building site and full landscaping is planned. Chairman
33 Stowe suggested noise-buffering landscaping to block traffic noise from the freeway.

34
35 Other buildings in the project were discussed, as were vacancy rates. Steve stated that potential
36 tenants have already expressed interest in the new building.

37
38 (19:10:33) A Committee Member suggested that the screen shielding rooftop mechanical
39 equipment should match the rest of the building. Mr. Brunjes explained that the penthouse of the
40 new building will be similar to those of the other buildings. Much of the mechanical equipment
41 will be placed in the basement to minimize the penthouse. Other details of the building plans,
42 such as patios and glass color, were discussed.

43
44 (19:20:30) *Jonathan Oldroyd moved to recommend approval of the site plan subject to the*
45 *following conditions:*

- 46
47 *1. The penthouse on top is resolved such that the design, shape, and materials are*
48 *compatible with the design of the proposed building and the adjacent buildings.*

1
2 2. *After the landscaping plan is submitted and reviewed, the Committee's comments shall*
3 *be incorporated.*

4
5 *The Committee also suggested that the applicants work on the way the building and parking*
6 *garage fit together. Scott Chapman seconded the motion. Vote on motion: Neal Stowe-Aye,*
7 *Scott Chapman-Aye, Jonathan Oldroyd-Aye, Robyn Taylor-Aye, Niels Valentiner-Aye, Scott*
8 *Peters-Aye. The motion passed unanimously.*

9
10 **1.2 The ARC will Review and Make a Recommendation on the Huddle Bar and**
11 **Grill Patio Expansion, as Proposed by Chris Layton and Associates. The**
12 **Project is Located at 2400 East Fort Union Boulevard.**

13
14 (19:23:50) The applicant, Chris Layton, distributed photographs of the project site. He plans to
15 construct a patio for outdoor dining and improved accessibility. The bar's main entrance will be
16 moved to the north, a planter will be installed, and a sloped walkway will replace the stairs. The
17 walkway will be made of exposed aggregate to match the existing walkways. The bar's existing
18 door will be used to access the new patio. The patio will be enclosed by a mesh screen to partially
19 shield the diners. A question was raised as to whether a gate is required to allow ingress and
20 egress through the patio. Mr. Brim indicated that the Building and Fire Departments will make
21 that determination.

22
23 Several Committee Members suggested additional buffering of the patio area. Landscaping
24 options and pedestrian traffic issues were discussed.

25
26 (19:42:35) *Robyn Taylor moved to approve the request for a permitted use amendment with the*
27 *requirement that the landscaping be extended west to the edge of the Reams building to obscure*
28 *the height of the concrete wall. Jonathan Oldroyd seconded the motion. Neal Stowe-Aye, Scott*
29 *Chapman-Aye, Jonathan Oldroyd-Aye, Robyn Taylor-Aye, Niels Valentiner-Aye, Scott Peters-*
30 *Aye. The motion passed unanimously.*

31
32 **2.0 ADJOURNMENT**

33
34 (19:44:54) *Scott Chapman moved to adjourn. Robyn Taylor seconded the motion. Vote on the*
35 *motion: Neal Stowe-Aye, Scott Chapman-Aye, Jonathan Oldroyd-Aye, Robyn Taylor-Aye, Niels*
36 *Valentiner-Aye, Scott Peters-Aye. The motion passed unanimously.*

37
38 The meeting adjourned at 7:45 p.m.

1
2 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
3 *Cottonwood Heights City Architecture Review Committee Meeting held Thursday, October 21,*
4 *2010.*
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11 Teri Forbes
12 T Forbes Group
13 Minutes Secretary
14

15
16 Minutes approved: